

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

DATE: SEPTEMBER 7, 2017

LOCATION: ROOM 2000 - CITY HALL

AGENDA

1. Introductions and Chair remarks (Chair) 7:00 p.m.
2. Consideration of June 1, 2017 meeting minutes (Chair) 7:05 p.m.
Action Requested: Review and approve minutes
3. AHAAC Letter of Support for HTF (Eric Keeler) 7:10 p.m.
Action Requested: Review and approve letter
4. Andrew Adkins Redevelopment Project Update (Eric Keeler/Tamara Jovovic) 7:15 p.m.
5. Resolution 830 Community Process (Eric Keeler) 7:25 p.m.
6. Joint City-Schools Facility Investment Task Force (Tamara Jovovic) 7:30 p.m.
7. Eisenhower West/Landmark Van Dorn Implementation (Eric Keeler) 7:35 p.m.
8. Alexandria Redevelopment and Housing Authority Update (Carter Flemming) 7:40 p.m.
9. Alexandria Housing Development Corporation Update (Jon Frederick) 7:45 p.m.
10. New Financial Format (Eric Keeler) 7:50 p.m.
11. Information Items: 8:05 p.m.
Housing Master Plan Progress (Tamara Jovovic)
12. Staff Updates 8:10 p.m.
13. Announcements and Upcoming Housing Meetings (Staff) 8:30 p.m.

*Joint City-Schools Facility Investment Task Force, Alternative Project Delivery
Methods Subcommittee*
September 1, 2017, 9:00 am, Room 2000, City Hall

ARHA Redevelopment Work Group Meeting
September 14, 2017, 5:30 pm, Sister Cities Conference Room, City Hall
14. Other 8:35 p.m.
Topics of interest for future meetings
- Adjournment (Chair) 8:45 p.m.

AFFORDABLE HOUSING ADVISORY COMMITTEE MINUTES

City Hall Room 2000 | June 1, 2017

	Members Present	Members Absent	Staff
1	Michael Butler (m)		Tamara Jovovic, Housing Planner
2	Katharine Dixon (m)		Eric Keeler, Deputy Director
3	Carter Flemming		
4	Jon Frederick (m)		
5		Stephen Hales	
6	Bill Harris (m)		
7	Robyn Konkel, Chair		
8	Michelle Krocker (m)		
9	Jessica Lurz*		
10		Helen McIlvaine* (excused)	
11	Michael Doyle		
12		Peter-Anthony Pappas (excused)	
13	Mary Parker (m)		
14	Yasin Seddiq (m)		
15	Nechelle Terrell		
16		Eric Weiss	
17	Marian Wiggins (m)		
18	Paul Zurawski		
19		Matthew McCarthy (excused)	
20	Holly Hanisian		
21	vacant		
	Guests	Affiliation	
1	Paul Browne	Wesley Housing	
2	Judith Cabelli	Wesley Housing	
3	Robert Reeves	Church of the Resurrection	
4			

*non-voting

(m) – took minutes during fiscal year

The meeting was called to order at 7:00 pm. It was preceded by an orientation for new and recent members. Marian Wiggins agreed to take minutes.

1. Introduction (Katharine Dixon)

Katharine Dixon agreed to serve as chair in the absence of Robyn Konkel.

2. Consideration of May 4, 2017 Minutes (Chair)

Bill Harris made a motion to approve the May minutes; Michelle Krocker seconded the motion. The minutes were amended to note that Michelle Krocker was not at the May 4th meeting. The minutes were approved unanimously with two abstentions from Michael Butler and Michelle Krocker.

3. Consideration of Predevelopment Loan Request for Fairlington Presbyterian Church Project (Tamara Jovovic/Paul Brown and Judith Cabelli)

Wesley Housing, represented by Paul Brown and Judith Cabelli, briefed the Committee on Wesley's partnership with Fairlington Presbyterian to purchase and redevelop part of the church's parking lot land for affordable housing. As part of the briefing, Wesley Housing introduced its predevelopment loan request of \$400,000 to help fund engineering, design, and other studies necessary to ensure the project addressed city and community feedback received to date. If approved, the project, which is currently in the concept stage, would apply for tax credits in 2019 and start construction later that year with a projected completion date in 2021. Mike Butler noted that the current threshold score for successful tax credit projects is 600 points. The Committee discussed the importance of rental subsidies as well as neighborhood concerns regarding community engagement over the project. Paul and Judith shared with the Committee the project's website: <https://courbanize.com/projects/fpc-housing/comments> and noted that a follow up community meeting would be scheduled for this fall. The project is not anticipated to go to public hearing until the fall of 2018, and typically community outreach does not begin until a Concept 2 is filed. In the case of this project, outreach has started after Concept 1 to make sure neighbors are consulted as early as possible.

In response to Bill Harris' question about wheelchair access for the units, Paul responded that that level of detail had not been designed yet. Mary Parker asked if the accessible units would be designated for its lowest-income residents. Paul indicated that accessible units would likely be provided on a first-come, first-serve basis to eligible renters.

Michelle Krocker made a motion to approve the predevelopment loan request; Bill Harris seconded the motion. The Committee voted to approve the loan request with one abstention by Carter Flemming.

4. Consideration of AHAAC FY17 Annual Report (Tamara Jovovic)

Tamara Jovovic informed the Committee that the Annual Report would be submitted to City Council in the August/September timeframe and asked members to share feedback on the draft. Katharine Dixon asked why the level of affordability of the units at the Fairlington Presbyterian project was not listed as being as low as 40%; Tamara noted that the units were currently proposed to be affordable at 50-60% AMI. Mary Parker recommended the number of accessible units created be added to the report. Tamara noted that the report has not historically reflected this data, but that staff could consider gathering this data moving forward. Mike Butler recommended that work in the Beauregard area should be discussed more in the report. Michelle Krocker recommended that the purpose of AHAAC be expanded to reflect its role in advising City Council on

potential priorities to be put forward before the General Assembly as part of the City's annual legislative packet. Michael Doyle asked why there were blanks in the report regarding the Housing Trust Fund commitments and expenditures; staff explained that these figures would become available in July following the conclusion of the fiscal year. Katharine Dixon made a motion to approve the report; the Committee voted unanimously to approve its submission pending insertion of missing figures.

5. Discussion of Potential Legislative Items (Michelle Krockner)

Michelle Krockner noted that the Generally Assembly had approved \$5 million for the state Housing Trust Fund comprising \$4 million for affordable housing and \$1 million for permanent supportive housing. In addition, the State had allocated funding for individuals coming out of mental health treatment. Michelle noted the importance of maintaining the existing levels of funding and continuing to advocate for expanded funding from both the State and federal government. Discussion ensued regarding whether and how the proffer legislation would impede affordable housing.

6. North Potomac Yard Small Area Plan Update (Jon Frederick)

The North Potomac Yard Small Area Plan Update planning process has wrapped up. Jon Frederick indicated that affordable housing had not been a primary focus of the plan beyond the provisions of the City's standard policies and its endorsement of an increase in bonus density to 30% (a proposed change to the Zoning Ordinance actually occurred in May). The future school site was discussed as a possible candidate for co-location with affordable housing. The draft Plan Update will be presented to Planning Commission and City Council in June.

7. Alexandria Redevelopment and Housing Authority Update (Carter Flemming)

ARHA was awarded tax credits for the Ramsey redevelopment project. ARHA and the City are continuing discussions over the design and programming of the open space. The Andrew Adkins redevelopment project is moving forward. Clark Realty has consolidated ownership over the privately held lots abutting Andrew Adkins.

A work session with City Council regarding the proposed Andrew Adkins concept will be held at the Durant Center next week. The search for a new ARHA CEO is proceeding. Katharine Dixon asked if there were any CEO interviews open to the public. Carter Flemming indicated that there were not and that interviews were conducted in executive session only. ARHA hopes to have a new CEO in August or September.

8. Alexandria Housing Development Corporation Update (Jon Frederick)

AHDC's Lacy Court and Carpenter's Shelter projects were awarded tax credits during the 2017 tax credit cycle. Jon Frederick said that Carpenter's Shelter has two potential temporary relocation sites it is exploring. The Gateway project is expected to start construction in mid-2018 (when the parking and retail podium for the site are completed) and to start leasing in July 2019.

9. Alfred Street Baptist Church Update (Jon Frederick)

Jon Frederick briefed the Committee on AHDC's work with Alfred Street Baptist Church to help with the relocation of the 22 households that will be impacted by the Church's proposed expansion (22 affordable rental units will be demolished), as well as to create 22 net new affordable units in the city as a replacement for those demolished. The Church tentatively expects to go to public hearing in December; an affordable housing plan will be submitted to AHAAC in the fall. The Church owns two additional parcels (as part of the Olde Towne West III property) that contain another 55 affordable rental units. OTW III has a project-based voucher/Housing Assistance Program (HAP) contract with HUD (administered by VHDA) which expires in 2019. Jon noted that the Church has expressed its commitment to preserving all of the affordable units and that AHDC will be working on bifurcating and preserving the HAP contract as the Church redevelops its lots.

The Heritage at Old Town (HOT) is the other major affordable/market-affordable housing resource located along the Route 1 South Corridor. The HOT property also has a HAP contract which has expired and is subject to annual renewals. Carter Flemming asked if the Resolution 830 process would impact either property. Jon indicated it would not because the units are not counted as part of Resolution 830.

10. Information Items (Tamara Jovovic)

No AHAAC meetings will be held in July or August. A new financial report format will be presented in September. The North Potomac Yard and North Old Town Small Area Plan updates are coming before Planning Commission and City Council in June.

11. Staff Updates (Tamara Jovovic)

Tamara Jovovic provided an update on the VHDA Community Impact Grant (CIG). The CIG concentrates on Route 1 South Corridor and is focused on developing a development framework and strategies to preserve and/or augment the affordable housing resources along the Corridor. The CIG will involve a market and affordable housing analysis study as part of its work.

12. Other Discussion

Agenda items identified for future meetings included: up vs out development; joint (City/ACPS)-facilities planning, including potential co-location of affordable housing with public facilities; and the importance of the city's pilot rental subsidy program. Members noted that the 30% bonus density was a very useful tool for affordable housing development.

The meeting adjourned 8:20 pm.



AHC, Inc.
AHOME
Alexandria Housing Development Corporation
ALIVE!
Alliance for Housing Solutions, Arlington
Arlington Partnership for Affordable Housing
BB&T
Bridges to Independence
Brite Paths
Carpenter's Shelter
Capital One
Christian Relief Services
Coalition for Smarter Growth
Cornerstones, Inc.
Community Lodgings
Culpepper Gardens
Enterprise Community Partners, Inc.
FACETS
Friends of Guest House
Good Shepherd Housing and Family Services
Habitat for Humanity, Northern VA
Homestretch
Housing Association of Non-Profit Developers
Housing Virginia
Metro Washington Bankers Group
New Hope Housing
Northern Virginia Family Service
PNC Bank
Rebuilding Together Alexandria
Shelter House
The Alternative House
Virginia Housing Alliance
Virginia Housing Development Authority
Wesley Housing Development Corporation

August 10, 2017

Helen McIlvaine, Director
Office of Housing
301 King Street
Alexandria, VA 22314

Re: City Support for State Housing Trust Fund

Dear Helen,

The Northern Virginia Affordable Housing Alliance (NVAHA) is reaching out to jurisdictions in our region to request their support for the state housing trust fund in their respective legislative packets to the General Assembly.

As each city or county assembles their legislative requests, we ask that maintaining/and expanding resources for the state housing trust fund be included in their list. With dwindling federal resources and tight state budgets, it is critical that we protect this valuable resource to address the most important housing needs of low-income households in the Commonwealth.

Many affordable housing developments in NoVA have been the recipient of state trust fund dollars which, when combined with local housing funds, allow developers to serve households at more deeply affordable levels.

Therefore, we ask that the Alexandria Housing Affordability Advisory Committee recommend that this request be included in City Council's legislative agenda to the General Assembly session beginning January 2018.

Thank you,

Michelle Krockner, Executive Director
NVAHA

Housing Master Plan Progress Report

Period: FY17 Q1-Q4

City of Alexandria, Office of Housing

Updated: 08.11.17

TYPE OF ACTIVITY	FY17 Q1-Q4 Impact (Jul 2016-Jun 2017)			Prior Reported Impact (Jan 2014-Jun 2016)	Total Impact (Jan 2014-Jun 2017)	Housing Master Plan (Jan 2014-Dec 2025)	
	Completed	Underway	Pipeline*	Prior Completed	Total Completed	Target	Balance
Rental Units Created or Preserved/Rehabilitated	0	174	335	184	184	660	476
Jackson Crossing				78			
St. James Plaza (Fillmore)		93					
Gateway at King and Beauregard		74					
Church of the Resurrection			113				
New Hope Veterans Home (Aspen Street)				3			
Carpenter's Shelter			97				
Fairlington Presbyterian Church			81				
Arbelo Apartments				34			
Longview Terrace Apartments				41			
Community Lodgings		7					
Lynhaven Apartments				28			
Lacy Court Apartments			44				
Units Created through the Development Process	4	48	85	63	67	336	269
Alexandria Memory Care Center		2					
Goodwin House			6				
Cambria Square (Pickett's Place/The Delaney)	4						
Notch 8				12			
Station 650 at Potomac Yard				8			
The Bradley (Braddock Station/Braddock Metro Place)				10			
Parc Meridian at Eisenhower Station				33			
Hunting Terrace		24					
Slater's Lane			2				
2901 Eisenhower Avenue		13	8				
Oakville Triangle Site			65				
ABC/Giant site		9					
Braddock Gateway Phase II			4				
Bauregard Committed Units	0	0	0	105	105	494	389
Southern Towers				105			
Units Created or Preserved through Redevelopment Support to ARHA	0	0	282	0	0	174	174
Ramsey Homes			52				
Ladrey Senior Highrise			170				
Andrew Adkins			60				

TYPE OF ACTIVITY	FY17 Q1-Q4 Impact (Jul 2016-Jun 2017)		Prior Reported Impact (Jan 2014-Jun 2016)	Total Impact (Jan 2014-Jun 2017)	Housing Master Plan (Jan 2014-Dec 2025)	
	Loans Closed/Grants Issued		Prior Closed/Issued	Total Closed/Issued	Target	Balance
Rental Accessibility Modification Projects [Grants]	1		8	9	24	15
Homebuyer Loans	11		21	32	72	40
Homeowner Rehab Loans /RTA Projects [Rebuilding Together Alexandria Grants]	25		51	76	240	164

HOUSING MASTER PLAN PROGRESS REPORT SUMMARY	FY17 Q1-Q4 Impact (Jul 2016-Jun 2017)		Prior Reported Impact (Jan 2014-Jun 2016)	Total Impact (Jan 2014-Jun 2017)	Housing Master Plan (Jan 2014-Dec 2025)	
	Created & Preserved (Completed) Units/Loans Closed/Grants Issued					
TOTAL	41		432	473	2,000	1,527